



Town of Uxbridge
Zoning Board of Appeals
21 So. Main St.
Uxbridge, MA 01569
(508) 278-8603

DECISION

VARIANCE/DETERMINATION

ZBA Case# FY08-08

Zone: Agricultural

Property Location:

Street Address: 61 Lackey Dam Road, Uxbridge, MA
Town of Uxbridge Assessor's Map 09 Parcel 1516
Worcester County District Registry of Deeds' Bk. 39075, Pg. 353

Applicant Name(s) / Owner Name(s): Steven Lazaros and Emily Henderson

FY08-08: The applicant / owner of record, Steven Lazaros and Emily Henderson are seeking from the Zoning Board of Appeals a Variance for the frontage and square footage from Zoning By-Laws on property located at 61 Lackey Dam Road, Uxbridge, MA, shown on the Town of Uxbridge Assessor's Map 09, Parcel 1516 and recorded in the Worcester County District Registry of Deeds Book 39075, Page 353, in zoning district Agricultural for an expansion of a building on a non conforming lot. The lot has 29,120 sf (87,120 required) and 100 feet of frontage (300 required). The proposal shows a proposed addition to the dwelling, which is otherwise conforming to the dimensional (setback requirements).

Vote: At a meeting of the Town of Uxbridge Zoning Board of Appeals on September 5, 2007, a **Motion** was made by Mr. Bentley to close the public hearing. Seconded by Mr. Lutton, the motion carried unanimously.

A **Motion** was made by Mr. Bentley to convert the application to a request for a determination under MGL Chapter 40A Section 6, on the Board's own motion. Seconded by Mr. Lutton, the motion carried unanimously.

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A **Motion** was made by Mr. Bentley to render a finding that the proposal is no more detrimental than the existing non-conforming nature and therefore approve construction of the addition as shown in the file, requiring compliance with all requirements such as Conservation Commission, Board of Health, etc. Seconded by Mr. Lutton, the motion carried unanimously.

Voting Board Member Signatures:

Mark Wickstrom

Thomas Bentley

Charles Lutton

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Appeals, if any, from this decision shall be made pursuant to M.G.L. Chapter 40 A, Section 17 and filed within 20 days after the date of the filing in the Office of the Town Clerk.

If the rights authorized by this / these Variance(s) are not exercised within one (1) year of the date granting this /these Variance(s), such rights shall lapse. Upon written application from the applicant for an extension, provided same is filed prior to the expiration of such one (1) year period, the Zoning Board may extend these rights for a period not to exceed six (6) months.